

**CD 21-07**  
**Construction Drawing – Kalas Falls Phase 3**  
**3rd Submittal**  
**Planning Comments**  
**September 23~~26~~, 2024**

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**Project Background:**

The following is a review of the ~~Final Subdivision Plat~~ Construction Drawings – Kalas Falls Phase 3, ~~dated February 18, 2024 with no revised date.~~

The project is in the R&PUD-CZ Zoning District with site access being provided via Phase 1 and 2 of Kalas Falls. Kalas Falls Phase 3 is proposed to subdivide 43.25 acres into 145 Residential lots, as well as open space and right-of-way reservation.

We offer the following review comments for the volume 3 submittal in addition to a separately attached pdf containing plan markups.

**Application:**

1. ~~Not provided~~

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**Sheet 1:**

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- ~~1. Sheet 1 - Please add the landscaping sheets L1-L2 to the Sheet Index.~~

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**1. Sheet 30**

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- 1.2. Sheet 30** - Please include ADA ramps at mail kiosk parking lot entrance within ROW.

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- 2.3. Sheet 30** - On Lot 200, please move building envelope out of drainage easement.

**Sheet 32**

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- 1.4. Sheet 32** - Transition from sidewalk to side path should be tapered on the sidewalk side.

~~Sheet 33~~

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- 2.5. Sheet 33** - Transition from sidewalk to side path should be tapered on the sidewalk side and planting strip should maintain standard detail width.

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- 3.6. Sheet 33** - Please label Tot Lot. Will it be constructed prior to completion of this phase? How will this area be accessed?

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**Sheet L1 (7473):**

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- ~~1. Sheet L1 (73) - For clarity, please adjust all street labels so that they are not obstructed and illegible.~~

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- ~~2. Plan should be revised to show limits or extent of existing tree line.~~

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- ~~3. Please shade or distinguish areas outside of Phase 3.~~

- 7.** Per UDO Section 14.6.6, when a Class 2 use type (SF homes over 6,000 sq ft) is near a Bonafide Farm, a 25 foot opaque buffer is required.

- a.** Please note that PIN 1767069438 has tax deferred value on its tax card and is listed as a Agricultural use, indication Bona Fide Farm status.

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5. Within the table, distinguish what requirement each planting is meeting (ie. "buffer", "VUA", "street tree" etc.)

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6. The limits of the existing tree line should be shown on the existing conditions plan and the proposed tree line should be clearly indicated on the landscape plan.

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**Sheet L2 (74):**

1.8, Sheet L2 (74) - Include a tree protection fencing detail (if not already provided on the overall detail sheet).

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**Additional Comments:**

1.9. Please include a street lighting plan per 15.4.7.3 of the UDO.

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The applicant should revise and resubmit.